



7 Heaton Grange Drive, Heaton, Bolton, BL1 5NE

REDMAN
CASEY ESTATE AGENTS

**7 Heaton Grange Drive
Heaton
Bolton
BL1 5NE**

Set within a small enclave of 4 similarly styled properties and accessed via private gates and driveway, Redman Casey are delighted to be instructed with the sale of this executive detached family home. The property is located, tucked away within a small cul de sac location just off the Chorley New Road and offers excellent access to local amenities such as shops, commuting links and access to Bolton School and Cleveland Prep school within walking distance. This spacious four bedroom property offers flexible living accommodation with superb gardens and ample parking for 4 cars, ideal for large or growing families. Internal and external inspection is the only way to fully appreciate the size and condition of this impressive property. Briefly comprising of entrance hallway, cloakroom WC, lounge, study, large open plan living kitchen diner fitted with a modern range of white units with feature electric double Aga cooker and utility room. To the first floor are four double bedrooms with en suite to the master and large array of wardrobes Family bathroom fitted with a three piece suite. The property also benefits from gas central heating, double glazing throughout along with EV Charging point a large bank of solar panels with storage battery in the garage. double width driveway leading to double garage with electric door Courtyard front gardens and private rear gardens with lawned area patio and well stocked borders. Viewing is essential to appreciate all that is on offer.





Entrance Hall

uPVC double glazed entrance door, uPVC frosted double glazed window to side and front, built-in under-stairs storage cupboard, oak flooring, carpeted stairs to first floor landing, door to:

Cloakroom

UPVC frosted double glazed window to side, recently refitted with two piece white suite comprising, wall mounted wash hand basin with storage shelving under and mixer tap, low-level

WC and half height ceramic tiling to all walls, wall mounted mirror, Feature anthracite grey radiator, ceramic tiled flooring.

Study

9'9" x 8'8" (2.97m x 2.65m)

UPVC double glazed window to side, built in double storage cupboard, oak flooring, wall cupboards.

Living/Kitchen/Diner

20'11" x 24'8" (6.37m x 7.53m)

Fitted with a matching range of modern white gloss base and eye level units with contrasting black granite worktops, matching island unit with cupboards and drawers under, 1+1/2 bowl stainless steel undercounter sink unit with mixer tap, integrated fridge/freezer, dishwasher, built-in electric double Aga, uPVC double glazed window to side, three uPVC double glazed windows to rear, two radiators, oak flooring and tiled flooring, uPVC double glazed french doors to garden, open plan to:

Utility

9'1" x 4'10" (2.78m x 1.47m)

Fitted with a matching range of base and eye level units with contrasting black granite worktops, stainless steel undercounter sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, uPVC double glazed door to driveway.

Lounge

16'5" x 12'11" (5.00m x 3.93m)

UPVC double glazed window to front, two uPVC double glazed windows to rear with French doors leading to the rear garden, inset fireplace set in chimney breast with tiled inset and slate hearth, cast- iron wood burning stove with glass door in chimney, coving to ceiling,

Landing

Built-in airing cupboard housing factory lagged hot water cylinder, door to:



Bedroom 1

12'6" x 14'4" (3.81m x 4.36m)

UPVC double glazed window to front, uPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with full-length mirrored door, hanging rails and shelving, two radiators, door to:

En-suite

Fitted wet room style with three piece suite comprising wall mounted wash hand basin in vanity unit with drawers under and mixer tap tiled shower area with rainfall shower and hand shower attachment over, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror with lighting, shaver point, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 2

16'5" x 10'4" (5.00m x 3.15m)

UPVC double glazed window to front, uPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 3

16'5" x 12'6" (5.00m x 3.80m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobes with hanging rails and shelving, radiator.

Bedroom 4

12'10" x 8'10" (3.90m x 2.68m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobes, radiator, laminate flooring.

Bathroom

Recently refitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside

Open plan front garden with mature flower and shrub borders, paved pathway leading to front entrance.

Side garden is enclosed by brick wall to side, gravel driveway to the side leading to garage and with car parking space for two cars.

Private rear garden, brick wall to rear and sides, block paved sun patio with lawned area and mature flower and shrub borders.

Garage

18'4" x 19'2" (5.60m x 5.85m)

Attached brick built double garage with power and light connected, eaves storage space wall mounted gas boiler serving heating system and domestic hot water, twoUp and over door, door.





Energy Performance Certificate

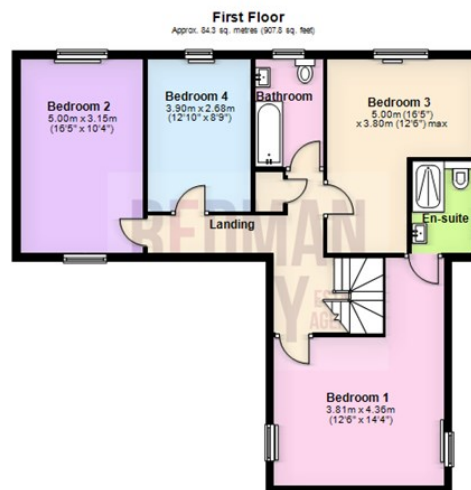
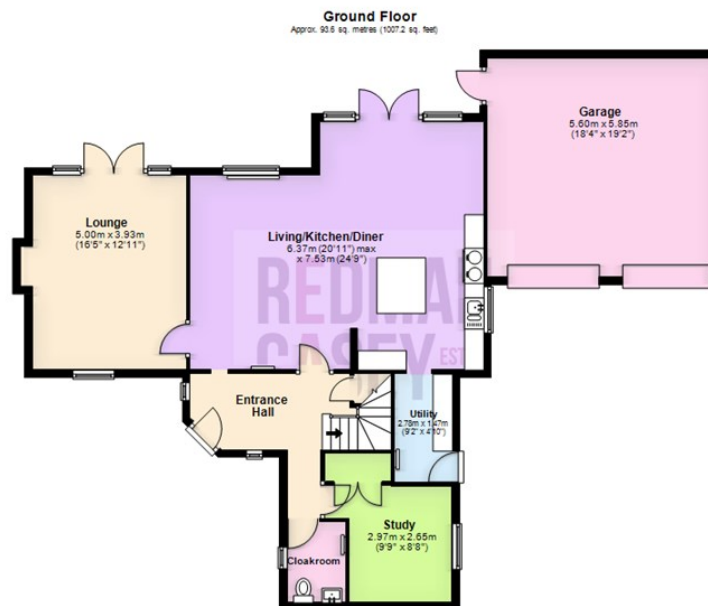
More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment





Total area: approx. 177.9 sq. metres (1915.0 sq. feet)

The information provided in this brochure has been approved by the vendor. However, it does not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanLab.

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